113.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,700 / 705,700
					USE VALUE:	705,700 / 705,700
					ASSESSED:	705,700 / 705,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		HUNTINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OLANDER CHRISTIAN E/MAGALI B
Owner 2:	
Owner 3:	
Street 1:	44 HUNTINGTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MUKHERJEE ARUN -
Owner 2:	MUKHERJEE SANGEETA -
Street 1:	44 HUNTINGTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,677 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1933, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4677.000	313,500		392,200	705,700
Total Card	0.107	313,500		392,200	705,700
Total Parcel	0.107	313,500		392,200	705,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.34 | /Parcel: 402.3

Legal Description

User Acct 72067

GIS Ref

GIS Ref

Insp Date 09/16/16

Entered Lot Size

Total Land:

Land Unit Type:

!8761!

PREVIOUS ASSESSMENT

Parcel ID 113.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,600	0	4,677.	392,200	705,800	705,800	Year End Roll	12/18/2019
2019	101	FV	250,400	0	4,677.	386,600	637,000	637,000	Year End Roll	1/3/2019
2018	101	FV	250,400	0	4,677.	297,000	547,400	547,400	Year End Roll	12/20/2017
2017	101	FV	250,400	0	4,677.	280,200	530,600	530,600	Year End Roll	1/3/2017
2016	101	FV	198,000	0	4,677.	257,700	455,700	455,700	Year End	1/4/2016
2015	101	FV	186,900	0	4,677.	240,900	427,800	427,800	Year End Roll	12/11/2014
2014	101	FV	186,900	0	4,677.	221,900	408,800	408,800	Year End Roll	12/16/2013
2013	101	FV	186,100	0	4,677.	221,900	408,000	408,000		12/13/2012

PRINT

Date	Time
12/10/20	23:18:14

LAST REV

Date	Time
09/04/19	08:39:54

danam

8761

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUKHERJEE ARUN	48867-582		1/19/2007		385,000	No	No		
GAROZZO ALFRED	31779-477		8/31/2000		320,000	No	No	4	
WEISS DAVID	28907-23		7/31/1998		250,000	No	No		Y

USER DEFINED

Prior Id # 1:	72067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	484	Wood Dec	18,000	C				
12/31/2015	2021	Alterati	40,000					
12/30/2015	1965	Manual	2,000					
4/25/2013	600	Redo Bat	7,900	C				
8/31/1998	624	Manual	6,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2016	Meas/Inspect	DGM	D Mann
7/27/2016	Permit Visit	DGM	D Mann
7/27/2016	Left Notice	DGM	D Mann
2/28/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
5/27/2007	MLS	HC	Helen Chinal
2/8/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4677		Sq. Ft.	Site		0	70.	1.20	6									392,216						392,200	

Total AC/HA: 0.10737 | Total SF/SM: 4677 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,216 | Spl Credit | Total: 392,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385189
Depreciation:	71645
Depreciated Total:	313544

COMMENTS

EST BMT / FOR SALE 484-1900.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

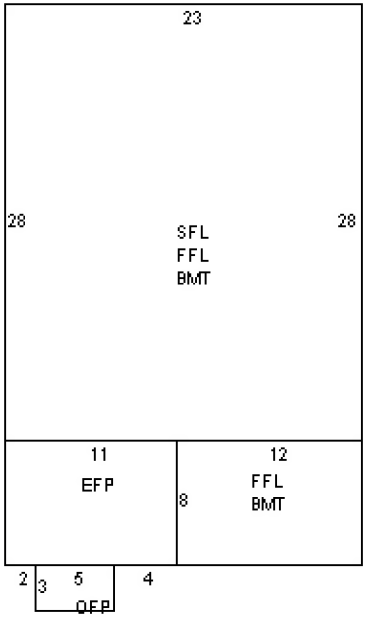
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.73
Special Features:	0	Val/Su Net:	140.77
Final Total:	313500	Val/Su SzAd	226.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	740	71.660	53,030
FFL	First Floor	740	173.730	128,558
SFL	Second Floor	644	173.730	111,881
EFP	Enclos Porch	88	57.580	5,067
OFP	Open Porch	15	43.560	653

Net Sketched Area:	2,227			Total:	299,189
Size Ad	1384	Gross Are	2227	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

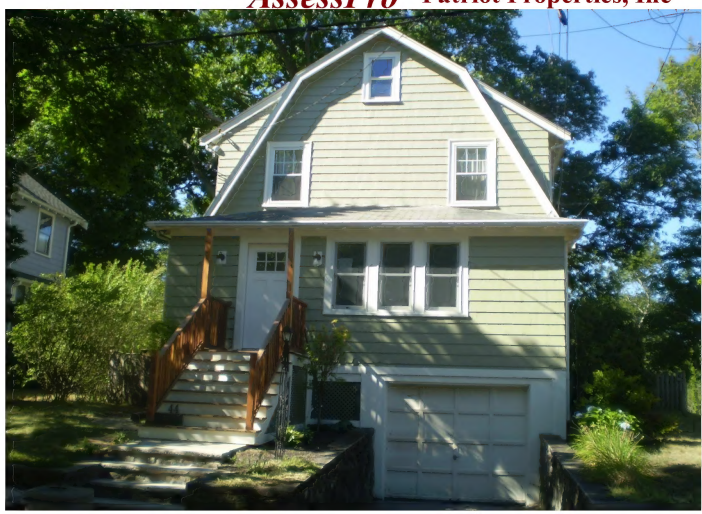
SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc